

for sale

£260,000



## The Firs Chippenham SN14 0PG

Close to amenities. Close to local schools. Three Bedrooms. Freehold. Garden. Great for downsizing and Families. Viewing Advised. Sought after location.



# The Firs Chippenham SN14 0PG

## Description

Located in the sought-after residential area of The Firs in Chippenham, this attractive property offers a fantastic opportunity for families, professionals, or downsizers alike. Tucked away in a quiet and established development, the home benefits from a peaceful setting while still being within easy reach of the town's excellent amenities.

Chippenham's vibrant town centre is just a short distance away, providing a wide selection of shops, supermarkets, cafés, and restaurants. For commuters, Chippenham's mainline railway station offers direct services to London Paddington, Bath, and Bristol, while excellent road links via the nearby A350 and M4 motorway make travel further afield convenient.

Families will appreciate the access to well-regarded local schools, including the highly rated Sheldon School and Hardenhuish School, both of which are within easy reach.

Primary education is also well-catered for with Redland Primary School and St. Peter's C of E Academy nearby.

For leisure and recreation, residents can enjoy nearby John Coles Park, Monkton Park, and a variety of sports clubs and leisure centres. The surrounding Wiltshire countryside offers beautiful walking and cycling routes, while historic Lacock and the Cotswolds are just a short drive away.

Offering the perfect balance between town and country living, this property in The Firs is an ideal choice for those seeking a comfortable home in a convenient and desirable location.



## **Ground Floor**

### **Hall**

Entrance door to front. Storage cupboard.

### **Lounge**

17' 1" x 10' 10" ( 5.21m x 3.30m )

Window to front. Radiator. Door through to Kitchen.

### **Kitchen/Diner**

17' 1" x 12' 11" ( 5.21m x 3.94m )

Fitted with a matching range of base and wall units with complementary work surfaces over with integrated sink and drainer. Integrated electric cooker and hob with cooker hood over. Radiator. Windows to rear. Door to Outhouse. Stairs to First Floor.

### **Outhouse**

7' 10" x 6' 8" ( 2.39m x 2.03m )

Door to rear garden.

## **First Floor**

### **Landing**

Stairs from Ground Floor.

### **Bedroom One**

9' 11" max x 12' 2" max ( 3.02m max x 3.71m max )

Window to front. Built in wardrobe. Radiator.

### **Bedroom Two**

9' 11" max x 8' 10" max ( 3.02m max x 2.69m max )

Window to rear. Built in wardrobe. Radiator.

### **Bedroom Three**

8' 11" x 7' 8" ( 2.72m x 2.34m )

Window to front. Radiator.

### **Bathroom**

Suite comprising bath with shower over and vanity style hand basin, window to rear.

### **WC**

Low level WC. Window to rear.

## **Outside**

### **Front**

Pathway to front door. Laid to lawn.

### **Rear Garden**

Fully enclosed. Gated rear access. Low maintenance majority laid to patio.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref: CHM306249 - 0005

Tenure: Freehold EPC Rating: C

Council Tax Band: B

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